

Exhibit "B"

STREET ADDRESS

2910 LEE BOULEVARD
LEHIGH ACRES, FL 33971

STRAP NUMBER

25-44-26-03-00024.0060

LEETRAN NOTE

THE NEAREST LEETRAN STOP IS LOCATED ON THE ADJACENT PARCEL TO THE EAST AND IS PROPOSED TO BE IMPROVED BY DOS2021-00082.

SITE DEVELOPMENT AREA

PARCEL AREA: (0.92 AC)	40,361 SF	100.0%
PROPOSED BUILDING ROOF AREA:	3,849 SF	9.5%
PROPOSED CONCRETE PARKING AREA:	18,789 SF	46.5%
PROPOSED CONCRETE AREA:	3,016 SF	7.5%
PROPOSED TOTAL IMPERVIOUS AREA:	25,654 SF	63.5%

PROPOSED DRY DETENTION AREA:	4,266 SF	10.5%
PROPOSED OPEN GREEN AREA:	10,441 SF	26.0%
PROPOSED TOTAL PERVIOUS AREA:	14,707 SF	36.5%

OFF-SITE DEVELOPMENT AREA

PROPOSED ASPHALT AREA:	1,893 SF
PROPOSED CONCRETE AREA:	773 SF
PROPOSED TOTAL IMPERVIOUS AREA:	2,666 SF

PROJECT INFORMATION

CURRENT ZONING	= C-2 (COMMERCIAL)
FUTURE LAND USE	= CENTRAL URBAN/MIXED USE OVERLAY
PROPOSED USE	= CAR WASH
EXIST. FLORIDA LAND	= #1822 - HIGH INTENSITY URBAN
USE CLASSIFICATIONS	
EXIST. SOIL TYPES	= #28 - IMMOKALEE SAND
IRRIGATION SERVICE	= WELL
ARCHAEOLOGICAL	= NONE
SENSITIVITY LEVEL	

ZONING/ACTUAL USE

PROJECT SITE	= C-2 (CAR WASH)
NORTH	= ROW (5TH ST W)
SOUTH	= ROW (LEE BLVD.)
EAST	= C-2 (VACANT PARCEL)
WEST	= C-2 (COMMERCIAL)

BUILDING SETBACK REQUIREMENTS

LDC SEC. 34-135.3
STREET SETBACK (ARTERIAL) = 50 FT
SIDE YARD = 15 FT
REAR YARD = 20 FT

LANDSCAPE BUFFER REQUIREMENTS

NORTH = CAR WASH TO ROW: 15' WIDE BUFFER PER 34-135.3(E) (SEE VARIANCE)
SOUTH = CAR WASH TO ROW: 25' WIDE BUFFER PER 34-135.3(E) (SEE VARIANCE)
EAST = CAR WASH TO COM: 5' WIDE TYPE A BUFFER PER 34-416(D)
WEST = CAR WASH TO COM: 5' WIDE TYPE A BUFFER PER 34-416(D)

PARKING REQUIREMENTS

PER SECTION 34-202(B) LEE COUNTY LAND DEVELOPMENT CODE:
1 SPACE PER 300 SF FOR AUTO/TRUCK WASHING
3,849 SF X 1 SPACE / 300 SF = 12.83 SPACES
REQUIRED PARKING = 13 SPACES (INCLUDING 1 HANDICAP SPACE)
PROVIDED PARKING = 15 SPACES (INCLUDING 1 HANDICAP SPACE)

BICYCLE PARKING REQUIREMENTS

PER SECTION 10-610(D)3 LEE COUNTY LAND DEVELOPMENT CODE:
THE NUMBER OF SAFE AND SECURE BICYCLE PARKING SPACES MUST BE FIVE PERCENT OF THE NUMBER OF REQUIRED VEHICLE PARKING SPACES.

REQUIRED AUTOMOBILE PARKING SPACES = 13
= 13 AUTOMOBILE PARKING SPACES * 0.05
= 1 BICYCLE SPACES REQUIRED
= 1 BICYCLE RACK REQUIRED (ASSUME 3 BICYCLES)

PROVIDED = 1 (4' X 6') BICYCLE RACK AREA

OPEN SPACE REQUIREMENTS

PER SECTION 10-425 LEE COUNTY LAND DEVELOPMENT CODE:
COMMERCIAL: (SMALL PROJECT) DEVELOPMENT IN MIXED USE OVERLAY:

REQUIRED OPEN SPACE = 10% OF DEVELOPABLE PARCEL AREA
= 0.10 X 40,361 SF
= 4,036 SF REQUIRED

PROVIDED OPEN SPACE = PROPOSED OPEN GREEN AREA +
PROPOSED DRY DETENTION AREA
= 10,441 SF + 4,266 SF
= 14,707 SF PROVIDED (36.5%)

REFUSE AND SOLID WASTE CALCULATIONS

PROPOSED COMMERCIAL DEVELOPMENT = 3,849 SF BUILDING
PER LDC SECTION 10-261(A) GARBAGE AND RECYCLABLE COLLECTION
FOR BUILDINGS 0-5,000 SF = MIN. 60 SF FOR GARBAGE COLLECTION
AND MIN. 24 SF FOR RECYCLABLE COLLECTION
TOTAL REQUIRED: 60 SF + 24 SF = 84 SF
TOTAL PROVIDED: 12 FT X 10 FT = 120 SF

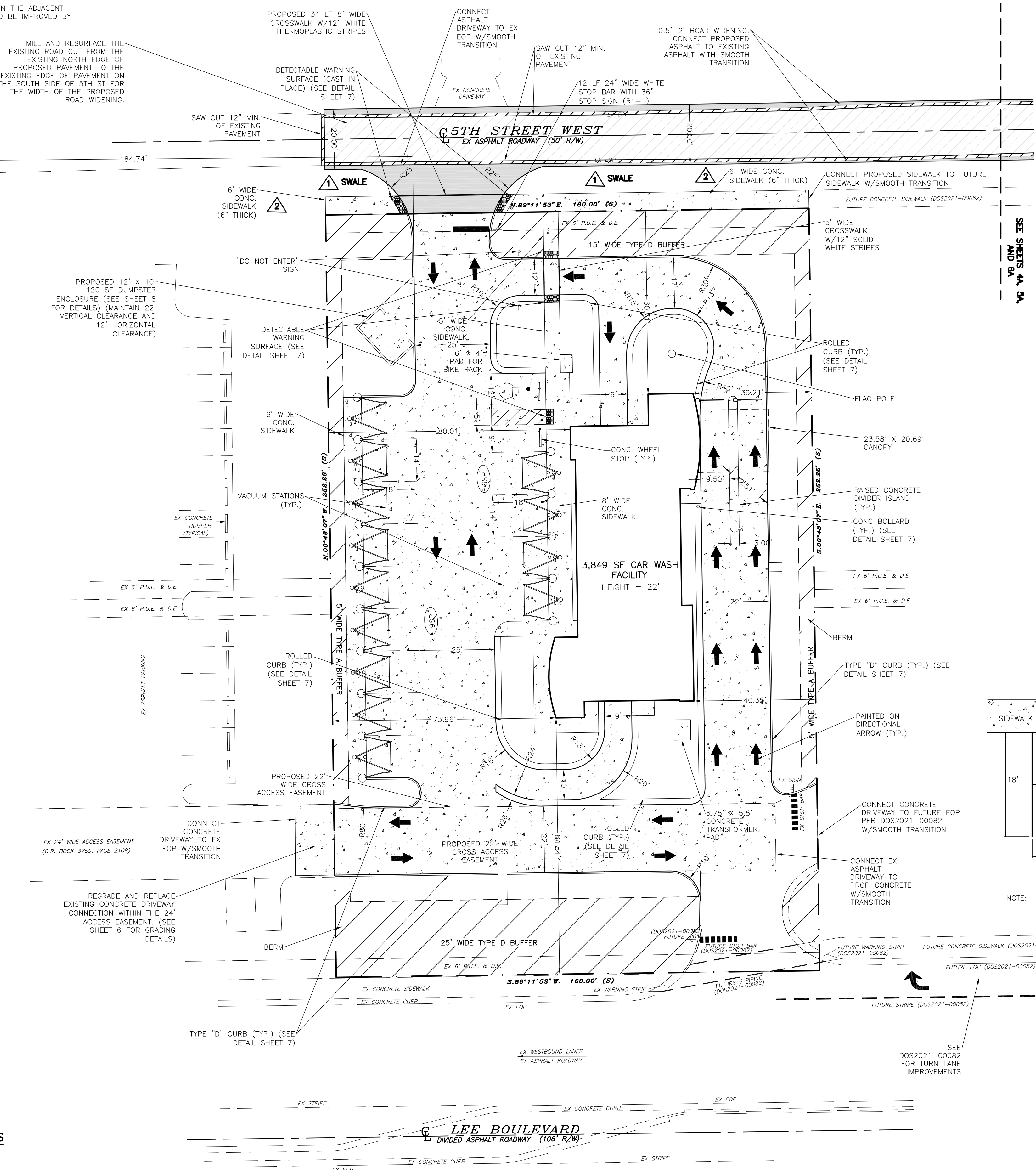
NOTES

1. ALL EXISTING AND PROPOSED GRADES ARE N.A.V.D. OF 1988.
2. THIS PARCEL LIES IN FLOOD ZONE "X".
3. THIS PROJECT PRESENTS NO ADVERSE IMPACTS ON LOCAL GROUND OR SURFACE WATERS.
4. THIS PROJECT DOES NOT ADVERSELY IMPACT THE FLOOD PLAN OR ANY RIVERINE AREAS.
5. THIS SITE CAN BE USED SAFELY FOR THE DEVELOPMENT AS SHOWN WITHOUT UNDOE DANGER FROM FLOOD OR ADVERSE SOIL AND/OR FOUNDATION CONDITIONS.
6. THIS SITE DOES NOT EXHIBIT ANY SALT WATER PONDING.

TRIP GENERATION CALCULATIONS

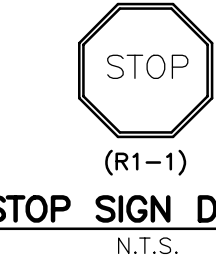
PER ITE TRIP GENERATION, 11TH EDITION,
USE LUC 948 (AUTOMATED CAR WASH)
THE PROPOSED BUILDING HAS ONE TUNNEL

RAW TRIP GENERATION
AVERAGE VEHICLE TRIP ENDS - P.M. PEAK = 78 (39 ENTERING, 39 EXITING)

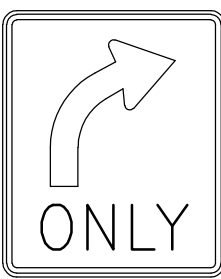


LEGEND

R	RADIUS (5' UNLESS OTHERWISE NOTED)
EX.	EXISTING
R/W	RIGHT-OF-WAY
E.O.P.	EDGE OF PAVEMENT
CONC.	CONCRETE
TYP.	TYPICAL
PROP.	PROPOSED
SF	SQUARE FEET
LF	LINEAR FEET
E.O.P.	EDGE OF PAVEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
LC	LEE COUNTY
L.P.	LIGHT POLE
CLF	EXISTING CHAIN LINK FENCE
10SP	NUMBER OF PARKING SPACES IN LOT
[Pattern]	PROPOSED PAVEMENT
[Pattern]	PROPOSED CONCRETE
LDC	LAND DEVELOPMENT CODE
N.T.S.	NOT TO SCALE
C.P.	CONCRETE PAD
[Symbol]	DEVIATION



STOP SIGN DETAIL
N.T.S.



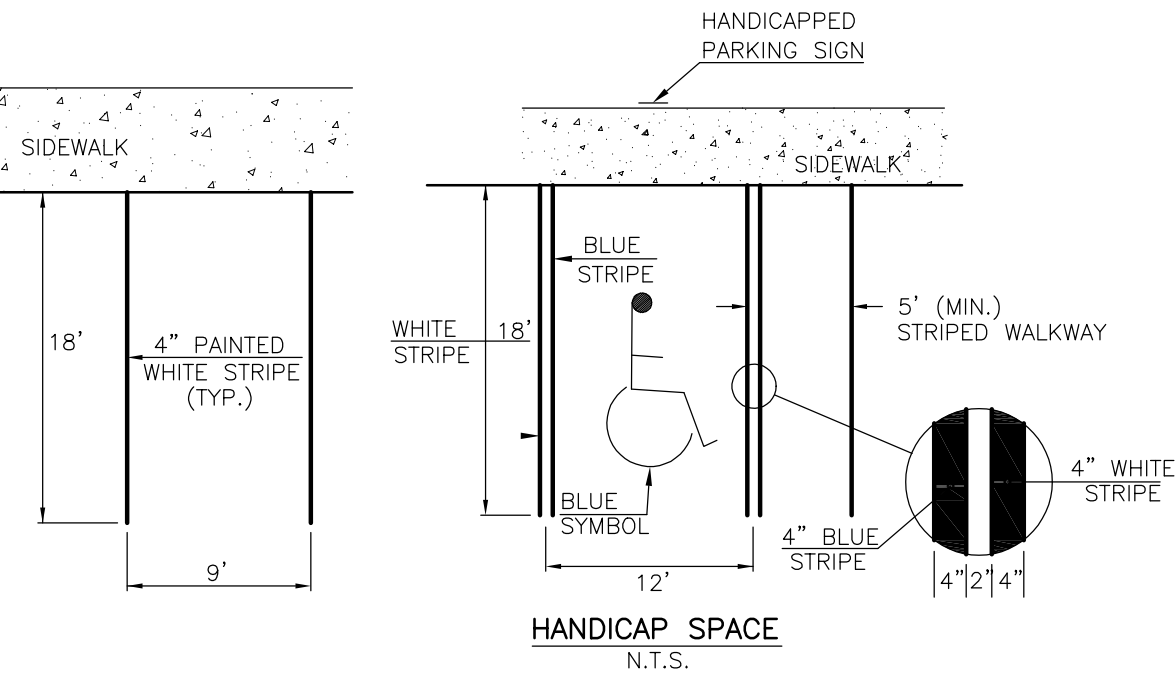
RIGHT OUT ONLY SIGN DETAIL
N.T.S.



HANDICAPPED PARKING SIGN DETAIL
N.T.S.



DO NOT ENTER SIGN DETAIL
N.T.S.



TYPICAL PARKING SPACE DETAILS
N.T.S.

NOTE:

ALL PAVEMENT MARKINGS WITHIN THE ROW MUST BE THERMOPLASTIC

ROW CONSTRUCTION NOTE

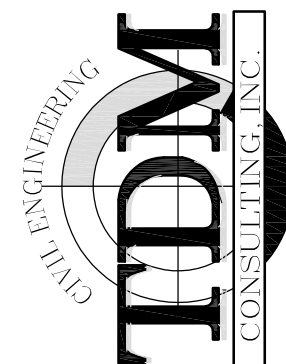
WHEN WORKING IN THE ROW NOT MORE THAN 1/2 OF THE ROAD OR STREET SHALL BE CLOSED AND TRAFFIC SHALL BE CONTROLLED SO AS TO PROVIDE FOR THE SAFETY AND MINIMUM HINDRANCE TO THE PUBLIC. ALL TRAFFIC CONTROL OPERATIONS SHALL CONFORM TO THE MOST CURRENT ISSUE OF THE FDOT PUBLICATION "MANUAL ON TRAFFIC CONTROLS AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS."

EXISTING PAVEMENT MARKINGS IN THE ROW SHALL BE REMOVED USING A METHOD APPROVED BY THE LDCOT STAFF. SUCH THAT PAVEMENT SURFACE SCARS OR TRACES OF THE REMOVED PAVEMENT MARKINGS WILL NOT CONFLICT WITH NEW PAVEMENT MARKINGS. PAINTING TO BLACKOUT, HIDE, OR DISGUISE EXISTING PAVEMENT MARKINGS SHALL NOT BE ALLOWED.

2910 LEE BOULEVARD

SITE DIMENSION PLAN

Civil Engineering and Planning



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Fort Myers, FL 33907
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Cert. of Authorization # 29086

Digitally signed by Thomas Dean Martin
Date: 2022.11.03 09:40:53 -0400

DATE: 2022.11.03
Dean Martin, P.E.
Florida #52022

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SHEET # 5 of 14
SCALE: AS NOTED

STREET ADDRESS

2910 LEE BOULEVARD
LEHIGH ACRES, FL 33971

STRAP NUMBER

25-44-26-03-00024.0060

STORMWATER MANAGEMENT INFORMATION

PER DESIGN CALCULATIONS:
MIN. PARKING LOT ELEVATION = +26.49' (N.A.V.D.)
MIN. PERIMETER BERM ELEVATION = +26.49' (N.A.V.D.)
MIN. FINISHED FLOOR ELEVATION = +27.56' (N.A.V.D.)

PER CONSTRUCTION PLANS:
MIN. GRADE FOR PARKING LOT = +26.49' (N.A.V.D.)
MIN. GRADE FOR PERIMETER BERM = +26.5' (N.A.V.D.)
MIN. GRADE FOR FINISHED FLOOR = +28.00' (N.A.V.D.)

W.S.W.T. EL. = +21.8' N.A.V.D. (PER ADJACENT DOS2021-00082)
THE CONVERSION FACTOR FROM NGVD TO NAVD IS "-1.20'".

FLOOD ZONE

THE PARCEL IS LOCATED IN FLOOD ZONE "X"
THIS INFORMATION WAS TAKEN FROM THE BOUNDARY SURVEY
PROVIDED BY HARRIS-JORGENSEN, INC. DATED 02-01-22

STORMWATER CALCULATIONS

TOTAL DETENTION REQUIRED:
= 1" X TOTAL PARCEL AREA X 1'/12"
= 1" X 40,361 SF X 1'/12"
= 3,363 CF
OR 2.5" X (TOTAL IMPERVIOUS AREA - ROOF AREA)/
(TOTAL PARCEL AREA - ROOF AREA) X TOTAL PARCEL AREA X 1'/12"
= 2.5" X (25,654 SF - 3,849 SF)/(40,361 SF - 3,849 SF)
X 40,361 SF X 1'/12" = 5,021 CF
= 5,021 CF X 0.50 (DRY RETENTION) = 2,510 CF
TOTAL DETENTION PROVIDED:
= VOLUME IN DRA #1 + DRA #2
= 5,244 CF + 870 CF = 6,114 CF

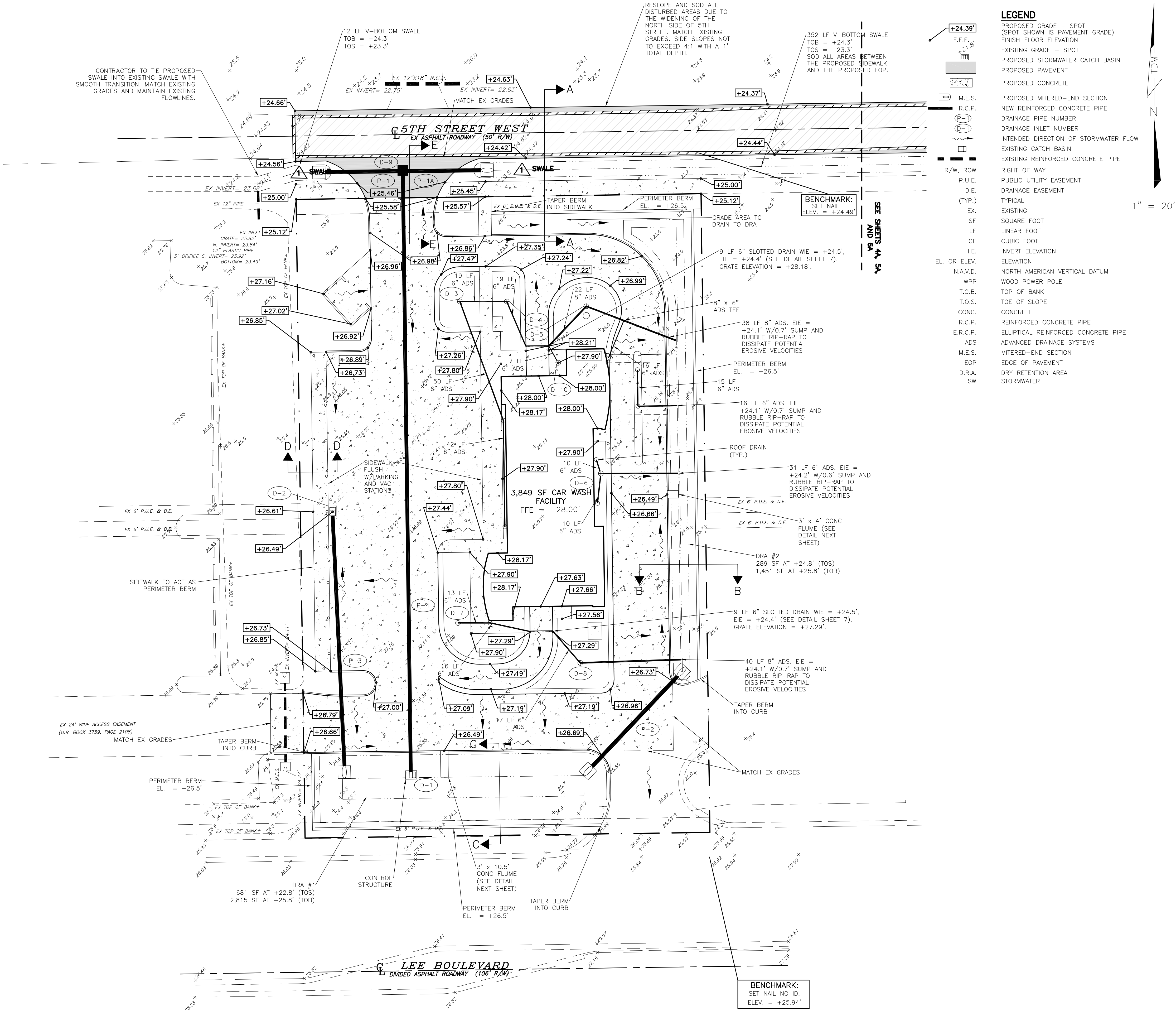
DRAINAGE STRUCTURE SCHEDULE

INLET NUMBER	INLET TYPE	GRATE ELEVATION	INVERT ELEVATIONS
D-1	C (MOD.)	CONTROL STRUCTURE (SEE DETAIL, SHEET 7)	
D-2	C	+26.49'	+24.1' SIE
D-3	YD	+27.0'	+24.8' EIE, +24.9' SIE
D-4	YD	+27.0'	+24.7' WIE, +24.6' SEIE
D-5	YD	+26.7'	+24.3' SWIE, +24.2' SEIE
D-6	YD	+27.0'	+24.4' NIE, +24.4' SIE, +24.3' EIE
D-7	YD	+27.0'	+24.8' EIE
D-8	YD	+26.7'	+24.2' EIE, +24.3' NWIE
D-9	JB*	+27.50'	+23.2' SIE, +23.1' EIE, +23.0' WIE
D-10	YD	+27.90'	+24.5' NWIE

* = 4' X 4' JUNCTION BOX WITH SOLID TRAFFIC BEARING LID

DRAINAGE PIPE SCHEDULE

PIPE NUMBER	DESCRIPTION
P-1	29 LF 12" X 18" E.R.C.P. W/(1) 5' M.E.S. (34 LF TOTAL) WIE = +22.9' W/O.2' SUMP
P-1A	29 LF 12" X 18" E.R.C.P. W/(1) 5' M.E.S. (34 LF TOTAL) EIE = +23.1'
P-2	49 LF 12" X 18" E.R.C.P. W/(2) 5' M.E.S. (59 LF TOTAL) NEIE = +24.6', SWIE = +22.6'
P-3	99 LF 12" X 18" E.R.C.P. W/(1) 5' M.E.S. (104 LF TOTAL) SIE = +22.6'
P-4	238 LF 12" X 18" E.R.C.P.



LEGEND

PROPOSED GRADE - SPOT (SPOT SHOWN IS PAVEMENT GRADE)	FINISH FLOOR ELEVATION	EXISTING GRADE - SPOT	PROPOSED STORMWATER CATCH BASIN	PROPOSED PAVEMENT	PROPOSED CONCRETE	PROPOSED MITERED-END SECTION	NEW REINFORCED CONCRETE PIPE	DRAINAGE PIPE NUMBER	DRAINAGE INLET NUMBER	INTENDED DIRECTION OF STORMWATER FLOW	EXISTING CATCH BASIN	EXISTING REINFORCED CONCRETE PIPE	RIGHT OF WAY	PUBLIC UTILITY EASEMENT	DRAINAGE EASEMENT	TYPICAL	EXISTING	SF	LINEAR FOOT	CF	CUBIC FOOT	I.E.	INVERT ELEVATION	ELEVATION	N.A.V.D.	NORTH AMERICAN VERTICAL DATUM	WPP	WOOD POWER POLE	T.O.B.	TOP OF BANK	T.O.S.	TOE OF SLOPE	CONC.	CONCRETE	R.C.P.	REINFORCED CONCRETE PIPE	E.R.C.P.	ELLIPTICAL REINFORCED CONCRETE PIPE	ADS	ADVANCED DRAINAGE SYSTEMS	M.E.S.	MITERED-END SECTION	EOP	EDGE OF PAVEMENT	D.R.A.	DRY RETENTION AREA	SW	STORMWATER
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2910 LEE BOULEVARD

PAVING, GRADING, AND
DRAINAGE PLAN

Civil Engineering
and
Planning



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Digitally signed
by Thomas
Date: 2022.11.03
09:41:20 -04'00'



Dean Martin, P.E.
Florida #52022
This form has been digitally signed and sealed by Dean Martin on the
code adjacent to the seal. Printed copies of this document are not
considered signed and sealed for electronic copies.

6 of 14

SCALE: 1" = 20'

